

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 802 RP (Part) in D.D. 109* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (the proposed development) (**Plans 1 to 3**).
- 1.2 In view of the pressing demand for indoor storage space in New Territories in recent years, the applicant would like to continue to use the Site to operate a warehouse for storage of miscellaneous goods (including but not limited to packaged food, apparel, footwear, electronic goods etc.) to support the local warehousing and storage industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission is required for the proposed development.
- 2.2 Although the Site falls within area zoned as "AGR", the Site has been left vacant for decades and there is no active agricultural activity within and the vicinity of the Site. Approval on a temporary basis would not frustrate the long-term planning intention within the "AGR" zone. The Site is also surrounded by area occupied by temporary structures for warehouses, workshops and other port back-up uses, hence, the proposed development is considered not incompatible with the surrounding area.
- 2.3 Furthermore, several applications for 'Warehouse' use were approved by the Board within/partly within the same "AGR" zone in the previous 5 years, which the application site of the latest application (No. A/YL-KTN/1017) is located approximately 10m northwest to the Site, was approved by the Board on a temporary basis of 3 years in December 2024. Hence, approval of the current application would not set an undesirable precedent within the "AGR" zone.
- 2.4 In support of the application, the applicant has submitted a tree survey and a landscape

proposal to minimise potential impact to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I to II**).

3) Development Proposal

- 3.1 The Site area is 5,047 m² (about) (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 08:00 to 19:00. No operation on Sunday and public holiday. A total of 7 single-storey structures are proposed at the Site for warehouses (excluding D.G.G.), , site offices and washrooms with total GFA of 1,512 m² (about) (**Plan 4**). It is estimated that the Site would be able to accommodate 8 staff. As the Site is proposed for 'warehouse' use without shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	5,047 m ² (about)
Covered Area	1,512 m ² (about)
Uncovered Area	3,535 m ² (about)
Plot Ratio	0.3 (about)
Site Coverage	30 % (about)
Number of Structure	7
Total GFA	1,512 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,512 m ² (about)
Building Height	7 m (about)
No. of Storey	1

- 3.2 All the proposed works are at least 3 m away from the existing pond at the southern portion of the Site (**Plan 5**). Boundary fencing will be erected along the Site to separate the proposed development and the nearby pond.
- 3.3 Majority of the Site (i.e. 4,644m²) is proposed to be filled with concrete of not more than 0.2 m (about) in depth, from +6.0 mPD to +6.1 mPD, for site formation of structures and circulation spaces (**Plan 5**). As heavy loading of vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operational meet

and that has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out during the planning approval period. The applicant will reinstate the Site to an amenity area after the planning approval period.

- 3.4 The Site is accessible from Shui Mei Road via a local access (**Plan 1**). A total of 9 parking and loading/unloading (L/UL) spaces will be provided within the Site, details are as shown below at **Table 2**:

Table 2 – Parking and L/UL provisions

Types of Space	No. of Spaces
Parking Space for Private Cars (PC) - 2.5 m (W) x 5 m (L)	6
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	3

- 3.5 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As traffic generated and attracted by the proposed development as shown at **Table 3** below is minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Estimated Trips Generation/Attraction

Time Period	Estimated Trips Generation/Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	4	0	0	0	4
Trips at <u>PM peak</u> per hour (19:00 – 20:00)	0	4	0	0	4
Average trip per hour (09:00 – 19:00)	1	1	1	1	4

- 3.6 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. No dismantling, maintenance, recycling, cleaning, paint spraying and other workshop activities will be carried out at the Site at any time during the planning approval period. No open storage activities will be carried out at the Site at any time during the

planning approval period.

- 3.7 A tree survey has been conducted in November 2025 to assess the existing landscape condition of the Site (**Appendix I**). A total of 71 nos. of trees were recorded within the Site, within which no Old and Valuable Trees (OVT) or protected species have been identified. Among the 71 nos. of identified trees, 16 of them are identified as *Leucaena leucocephala*, which is one of the major invasive alien species in Hong Kong. In light of the adverse environmental impact on ecological impact, the removal of *Leucaena leucocephala* is deemed necessary, and no compensation for new trees is needed. In addition, in view of the proposed filling of land for site formation of structures and circulation space, all existing trees will be affected and it is not proposed to retain any of the existing trees within the Site. Due to the proposed tree felling, a total of 55 new trees, with compensation ratio 1:1, are proposed to be planted along the peripheral boundary of the Site to mitigate the landscape impact of the proposed development (**Appendix II**). All the new trees will be well maintained by the applicant during the planning approval period.
- 3.8 The applicant will implement good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPN) 1/24* to when designing on-site sewage system within the Site. 2.5 m high (about) solid metal fencing will be erected along the Site boundary to minimize noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted on a regular basis.
- 3.9 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The development will not create nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission of a tree survey and a landscape proposal, as well as implementation of the said proposals once the proposals are being approved by relevant departments after the planning application is approved by the Board to mitigate any adverse impact arising from the proposed development (**Appendices I to II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

November 2025

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Filling of Land
Plan 6	Swept Path Analysis

APPENDICES

Appendix I	Tree Survey
Appendix II	Landscape Proposal